

PRIME
RETAIL LAND

FOR SALE OR LEASE

17499 CHESTERFIELD AIRPORT RD

CHESTERFIELD, MO

SITE



THE DISTRICT OF ST. LOUIS

98,084 (2025)

Chesterfield Airport Rd

20,678 (2025)

Long Rd 9,700 (2025)

Public Works Dr

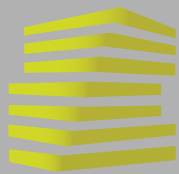
Boones-Crossing

Edison Ave



LOCATION.
commercial real estate





17499 CHESTERFIELD AIRPORT DR

NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

JOE LODES

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com



TRADE AREA OVERVIEW

CHESTERFIELD, MISSOURI IS ONE OF THE ST. LOUIS REGION'S PREMIER RETAIL AND BUSINESS DESTINATIONS, SERVING AN AFFLUENT TRADE AREA WITH EXCEPTIONAL REGIONAL ACCESSIBILITY. LOCATED ALONG INTERSTATE 64 (U.S. 40), CHESTERFIELD IS HOME TO MAJOR EMPLOYERS, HIGH-INCOME NEIGHBORHOODS, AND A DIVERSE MIX OF DINING, HEALTHCARE, ENTERTAINMENT, AND COMMERCIAL DEVELOPMENT THAT ATTRACTS CONSUMERS FROM ACROSS THE METROPOLITAN AREA.

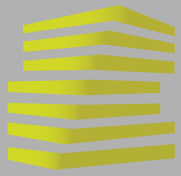
WITH A STRONG DAYTIME POPULATION, CONTINUED ECONOMIC GROWTH, AND ONE OF THE HIGHEST HOUSEHOLD INCOME LEVELS IN THE REGION, CHESTERFIELD OFFERS AN OUTSTANDING ENVIRONMENT FOR BUSINESSES AND INVESTMENT. ITS STRATEGIC LOCATION, EXCEPTIONAL DEMOGRAPHICS, AND VIBRANT COMMERCIAL BASE CONTINUE TO MAKE THE CITY ONE OF THE ST. LOUIS AREA'S MOST DESIRABLE DESTINATIONS FOR RETAIL AND COMMERCIAL DEVELOPMENT.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	1,129	18,329	83,978
HOUSEHOLDS	386	7,356	32,658
EMPLOYEES	10,838	33,729	53,712
MED HH INCOME	\$186,327	\$185,113	\$160,654

AREA RETAIL | RESTAURANTS





17499 CHESTERFIELD AIRPORT DR

SITE & DETAILS

ALEX APTER

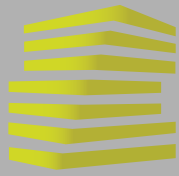
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

JOE LODES

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com



- 0.89 ACRES LOCATED NEXT TO AUTOZONE IN CHESTERFIELD VALLEY
- EXCELLENT VISIBILITY TO CHESTERFIELD AIRPORT RD (20,678 VPD)
- SUPER REGIONAL TRADE AREA
- FOR SALE OR LEASE
- CALL BROKER FOR PRICING



17499 CHESTERFIELD AIRPORT DR

MARKET AERIAL

ALEX APTER

JOE LODES

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

